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## **EXTRAORDINARY**

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#### **PART IV-B**

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made  
by the Government of Gujarat under the Gujarat Acts**

#### **URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT NOTIFICATION**

Sachivalaya, Gandhinagar, 9<sup>th</sup> March, 2021

#### **THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.**

**NO.GH/V/ 18 OF 2021/TPS-112020-3841-L:** WHEREAS, under section 41(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) Ahmedabad Municipal Corporation declared its intention of making of the Draft Town Planning Scheme No.25 (Khokhara-Mahemadavad) (3<sup>rd</sup> Varied) (hereinafter referred to as "the said Act", "the said Authority" and "the said Draft Scheme" respectively).

AND WHEREAS, under section 42(1) of the said Act, the said Authority made and published the said Draft Scheme, duly in the prescribed manner in respect of the area included in the said Draft Scheme.

AND WHEREAS, after taking into consideration, objection or suggestion received by the said Authority, the said Authority submitted the said Draft Scheme to the State Government for sanction under section 48(1) of the said Act, in the manner provided therein;

NOW THEREFORE, in exercise of the powers conferred by section 48(2) of the said Act, the Government of Gujarat hereby:-

- (a) Sanction the said Draft Scheme subject to the modifications enumerated in the Schedule below;
- (b) State that the said Draft Scheme shall be kept open for inspection by the public, at the office of the said Authority, during office hours on all working days.

**SCHEDULE**

While finalizing the said Draft Scheme, the Town Planning Officer shall take necessary action to incorporate the changes as directed in the Annexure attached herewith.

**એનેક્ષર****મુસદ્દા રૂપ નગર રચના યોજના નં. ૨૫ (ખોખરા-મહેમદાવાદ)(ત્રીજો ફેરફાર)****NOTIFICATION NO.GH/V/ 18 OF 2021/TPS-112020-3841-L**

1. મુળખંડ અને અંતિમખંડની વિકસિતી તથા અવિકસિત કિંમત નક્કી કરવા અંગે અધિનિયમની જોગવાઈ હેઠળ યથોચિત કાર્યવાહી કરવાની રહેશે.
2. યોજનામા વિકાસના કામો પૂર્ણ કરવાની સમય મર્યાદાના વધારા અંગે જરૂરી ચકાસણી કરી, જી ફોર્મમા આનુસાંગિક સુધારા કરવાના રહેશે.
3. ફોર્મ-એફમાં સર્વે નં.૨૪૨/૧, ૨૪૨/૨, ૨૪૨/૩, ૨૫૩/૨, ૨૬૧, ૩૪૪, ૩૬૨, ૨૪૮/પૈકી, ૨૫૧/પૈકી, ૩૫૧/૧ ના રેવન્યુ રેકર્ડ ચકાસણી કરી ફોર્મ-એફ માં તમામ કેસોમાં માલિકી દર્શાવવાની રહેશે.
4. યોજનામાં સુચવાયેલ વિકાસના કામો પૈકી સ્ટ્રીટ લાઈટની ગણતરી માં ક્ષતિ બાબતે જરૂરી ચકાસણી કરી, જી ફોર્મમા આનુસાંગિક સુધારા કરવાના રહેશે.
5. ઓ.પી. ૩૨૩ સામે ફાળવેલ એફ.પી. ૧૦૨૨ મા ઉતરે ૨૪.૩૮ મી. રોડની દક્ષિણે ખુદ્દી જગ્યામા કપાત વધારવા બાબતે હયાત સ્થળ સ્થિતી, ખુદ્દી જમીનની ઉપલબ્ધતા વિગેરે વિગતો ચકાસણી કરી કપાત વધારવાની રહેશે.
6. મુળખંડ નં. ૩૨૬ ને ૮ મી. રોડની ઉતરે ફાળવેલ અંતિમખંડ નં. ૧૦૨૫/૧ અને ૧૦૨૫/૩ ને બદલે એક જ અંતિમખંડ ફાળવી, અંતિમખંડ નં. ૧૦૨૫/૩ ની પશ્ચિમે ૨૪.૩૮ મી. રોડની ઉતરે દર્શાવેલ ખુદ્દી જગ્યામા કપાત વધારીને એફ.પી. ૧૦૩૮ માં ભેળવવા બાબતે અધિનિયમની જોગવાઈ હેઠળ યોગ્ય નિર્ણય લેવાનો રહેશે.
7. અંતિમખંડ નં. ૧૦૨૮/૨ ની પુર્વમાં ૧૨ મી. રોડની ઉતરે દર્શાવેલ ખુદ્દી જગ્યા કપાત કરી, મૂળખંડ નં. ૩૨૮ માં કપાત વધારાવા બાબતે હયાત સ્થળ સ્થિતી, ખુદ્દી જમીનની ઉપલબ્ધતા વિગેરે વિગતો ચકાસણી કરી કપાત વધારવાની રહેશે.
8. અંતિમખંડ નં. ૧૦૨૫/૧ ની ઉતર-પુર્વમા દર્શાવેલ ખુદ્દી જગ્યામા કપાત વધારવા બાબતે હયાત સ્થળ સ્થિતી, ખુદ્દી જમીનની ઉપલબ્ધતા વિગેરે વિગતો ચકાસણી કરી કપાત વધારવાની રહેશે.
9. અંતિમખંડ નં. ૮૮૩/૧ ની ઉતર- પુર્વમાં ૭.૫ મી. ના રોડ કોર્નર ને અડીને આવેલ ખુદ્દી જગ્યામા કપાત વધારવા બાબતે હયાત સ્થળ સ્થિતી, ખુદ્દી જમીનની ઉપલબ્ધતા વિગેરે વિગતો ચકાસણી કરી કપાત વધારવાની રહેશે.
10. સક્ષમ સત્તામંડળ દ્વારા મંજૂર કરાયેલ પ્લાનમાં દર્શાવેલ કોમન પ્લોટ પૈકીની ૧૦% કોમન પ્લોટ વાળી જમીન જે તે અંતિમખંડમાં ફાળવી, ૧૦%થી વધુ કોમન પ્લોટ વાળી ખુદ્દી જમીન કપાત કરવા નિમાનાર નગર રચના અધિકારીને સુચના આપવા લેવાયેલ નિર્ણય મુજબ કાર્યવાહી કરવાની રહેશે.
11. દરખાસ્તમાં રીઝર્વ રોડ લાઈન તરીકે દર્શાવેલ રોડ નેટવર્કના ખર્ચના સમાવેશ બાબતે સત્તામંડળના પરામર્શમાં રહી અધિનિયમની જોગવાઈ હેઠળ યથોચિત નિર્ણય લેવાનો રહેશે.
12. યોજનામાં સમાવિષ્ટ જે મુળખંડોની જમીનોમાં હયાત બાંધકામ ધ્યાને લઈ, સામાન્યથી ઓછી કપાત કરેલ છે. તેવા મુળખંડોમાં “જમીન માલિકો દ્વારા જ્યારે રીડેવલપમેન્ટ કરવામાં આવે ત્યારે અન્ય ખુદ્દી જમીનના કપાતના ધોરણ મુજબ મુળખંડના ક્ષેત્રફળમાં ૪૦% કપાત મુજબ કપાત થતી જમીન સત્તામંડળને આપવાની રહેશે” તેવી નોંધ રીમાર્ક્સ કોલમમાં આમેજ કરવાની રહેશે.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**

Officer on Special Duty & Ex-Officio  
Deputy Secretary to Government.

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**URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT  
NOTIFICATION**

Sachivalaya, Gandhinagar, 9<sup>th</sup> March, 2021

**THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.**

**NO.GH/V/18 OF 2021/PRCH-132020-64-DH-L:** WHEREAS the Government of Gujarat has sanctioned the Development Plan along with the General Development Control Regulation of GIFT Urban Development Authority under Government Notification, Urban Development and Urban Housing Department No.GH/V/170 of 2011/GIFT-102011-2523-L, dated 19.10.2011 (hereinafter referred to as the “said Development Plan” and the “said Authority” respectively);

AND WHEREAS the Government of Gujarat was of the opinion that it was necessary, in the public interest, to make variation in the said Development Plan of the said Authority;

AND WHEREAS the variation proposed for the amendment in the said Regulation was published, as required by the Section 19(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred as to "the said Act"), at pages 138-1 to 138-5 of the Gujarat Government Gazette, Extraordinary Part IV-B, dated 02.06.2020 under Government Notification, Urban Development and Urban Housing Department No. GH/V/35 of 2020/PRCH-132020-64-DH-L, dated 02.06.2020 along with a notice calling upon any person to submit suggestion or objection, if any, with respect to the proposed variation to the Additional Chief Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Block No. 14, 9th Floor, Gandhinagar, in writing, within a period of two months from the date of publication of this notification in the official gazette;

AND WHEREAS the Government of Gujarat has considered the suggestion and objection so received;

NOW, THEREFORE, in exercise of the powers conferred by the section 19 of the said Act, the Government of Gujarat hereby:-

- (a) sanction the variation to be made in the said Development Plan, as set out in Schedule below;
- (b) specify that the variation so set out shall come into force from the date of this notification.

**SCHEDULE**

Amendment in the General Development Control Regulation of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No.GH/V/170 of 2011/GIFT-102011-2523-L, dtd.19.10.2011.

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1. After Regulation No.17 following shall be added.

**18. Regulations for Multi-level Car Parking Building**

**18.1. Definitions**

In these Regulations, unless repugnant to the context, the terms and expressions shall have the meaning indicated against each of them. Terms and expressions not defined in these Regulations shall have the same meaning as in the Gujarat Town Planning and Urban Development Act, 1976 as amended from time to time and the rules framed there-under, and the National Building Code (NBC) of India 2005, as amended from time to time, or other Applicable Laws as the case may be.

- 18.4** “Clear Height/Floor Height” means height measured from the finished floor to the bottom of beam or false ceiling, considering that no services are passing through the ‘clear height’.
- 19.4** “Driveway” means a unobstructed vehicle path of egress or ingress used for access to or from any parking area.

- 20.4** “Electric Vehicle” means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the battery.
- 21.4** “Electric Vehicle Charging” means a receptacle intended for providing charging for electric vehicles.
- 22.4** "ECS" means an Equivalent Car Space and the following factors shall be used to convert other vehicles into equivalent car units;

Vehicle Type	Car/ Taxi	Two Wheeler	Auto Rickshaw	Bicycle	Trucks/ Buses	Emergency Vehicles
1	2	3	4	5	6	7
ECS	1.0	0.25	0.5	0.1	2.5	2.5

- 23.4** "Multi-Level Car Parking Building" means a building with or without basements and above ground level with two or more floors, primarily to be used for parking of cars, scooters or any other type of light motorized vehicles;  
The Multi-level car parking building/structure permitted within the GIFT Area are as follows:

**a. Conventional Parking**

The conventional parking system may vary according to the different designs options of the parking layout and it includes Floor and ramp system.

**b. Semi-Automated Parking**

A semi- automated parking includes following.

- i. Ramps and Elevator
- ii. Stack Parking

**c. Automated Parking**

The Automated parking system varies according to the different designs options including:

- i. Puzzle Parking
- ii. Tower Parking
- iii. Rotary Parking

**d. Any other parking structures** (as may be approved by the competent authority)

- 24.4** “Site Plan” means a detailed Plan showing the proposed placement of structures, open space along with Fire driveway, landscaping, and other development features, on a parcel of land, as required by specific sections of the development code.

**18.2. Planning Considerations**

The following land use indicates the permissible uses of land in addition to allowable land uses mentioned in regulation no. 2.1:

• **Multi-Level Car Parking land Use**

The standard for planning, layout and designing of the Multi-level car parks shall be as follows and shall comply with IRC:SP:12-2015 “Guidelines for Parking Facilities in Urban Areas”. Some of the desirable standards for designing of the multi-story car parks are:

1. Gradient of the ramp: It shall not be steeper than 1 in 10
2. Clear height between floors: Minimum 2.75m for non-stack Parking and 4.2m for Stack Parking
3. Parking Stall dimensions: 2.5 m X 5 m
4. Inside radius of curves: 7 m

5. Minimum width of traffic lane for separate entry and exit for entrance ramps / entrance should be 3.75 m wide to be provided in front of MLCP. It is preferable to provide entry and exit ramps at the rear of MLCP or to the road with less traffic. Additional lane if provided shall be of at least 3.75m wide.
6. Gradient of sloping floors: Not steeper than 1 in 20
7. Minimum Clear Width of Ramp: 3.75m for Entry and Exit separately
8. Minimum Clear Width of Driveway:

**A. Two-way movement in driveway**

Vehicle Type	Minimum Clear Width (m) of Driveway for different Layout Design (angle of parking stall to driveway)				
	45°	60°	90°	180°	90° & 45° mixed
Car	-	5.7	6.0	5.45	5.45
Three Wheelers	-	3.4	3.6	3.25	3.25
Two Wheelers	-	-	3.0	-	-

**B. One-way movement in driveway**

- i. Public Multi Level Car Parking (Parking space used by general public which is not earmarked for any user and having continuous traffic movement.)

Vehicle Type	Minimum Clear Width (m) of Driveway for different Layout Design (angle of parking stall to driveway)				
	45°	60°	90°	180°	90° & 45° mixed
Car	3.0	4.5	-	-	-
Three Wheelers	1.6	2.7	-	-	-
Two Wheelers	-	-	3.0	-	-

- ii. Captive Multi Level Car Parking (Parking space used by pre-defined users/ owners with controlled traffic movement for a car size not greater than 2.20m x 4.80m.)

Vehicle Type	Minimum Clear Width (m) of Driveway for different Layout Design (angle of parking stall to driveway)				
	45°	60°	90°	180°	90° & 45° mixed
Car	3.0	4.5	5.0	5.0	5.0
Three Wheelers	1.6	2.7	-	-	-
Two Wheelers	-	-	3.0	-	-

### 18.3. Architectural Guidelines

#### 18.4 Built Up Area

Area for the following uses shall not be considered towards computation of Built Up Area.

- a) Parking spaces
- b) Ancillary services including Drivers Waiting room, First aid room, Security and Area for Minor Repairs of Vehicles. However, adequate provision shall be made for such ancillary services and total area shall be limited to 1% of total construction area of the building.

#### 19.4 Basement Height

Clear height of basement should be minimum 2.75m for non-stack parking and 4.2m for stack parking in Conventional Parking system and 1.55m for Automated Parking excluding height required for Services.

#### 20.4 Staircase

The minimum width of staircase shall be as follows:

- a) 1.5m for Building height upto 25m.
- b) 2.0m for Building height more than 25m.

## 18.4 Special Requirements for Multi-level Car Parking Buildings

**18.4.1.** Total parking requirement as per GDCR norms shall be provided within the Building Envelope and it also includes additional parking requirement arises from the commercial development.

**18.4.2.** Minimum width of Open Space (turning radius min. of 12 m) around the building to be kept free from parking or any other activities for proper manoeuvrability of fire-fighting and emergency vehicles shall be as mentioned below:”

Sr. No.	Building Height (in meter)	Open Space Adjacent to building (in meter)	
		Front	All sides
1	≥45	7.5	6.0
2	45 to 70	9.0	8.0
3	Above 70	10.0	9.0

**18.4.3.** The required deficit parking spaces (ECS) for allotted BUA shall be stated and marked appropriately in submission for Building Permission.

### 18.4.4. Guidelines for Provision of Electric Vehicles

Minimum 10% of the total parking (in terms of Total ECS) within Building shall have provisions for shared access to Electric Vehicle Charging Point. Every parking floor of the MLCP building shall have minimum 1 such Electric Vehicle Charging Point.

### 18.4.5. Development Permission Application

The following details in addition to the requirements mentioned in Part 5 General Procedural Requirements shall be provided in the plan of the floors showing parking area (for full or portion of the floor).

#### x. Floor Plan for parking area

The following details shall be provided in the plan of the floor showing parking area (for full or portion of the floor)

- Details of entry / exit ramps (ramp from outside the building to the parking floor and ramp between parking floors, as applicable), such as number of ramps, width of the ramp and slope.
- Width of all driveways in the parking area and the width of each of the parking bay abutting the driveway.
- Width of columns provided in the parking floors and clear spacing between the columns, location of staircases, lifts and toilets, with dimensions.
- Level of floor with reference to the ground level contiguous to the building or the road level whichever is considered for the height of the building.
- Minimum Setback line from the boundary of the plot and in case of basement floor, the distance between the boundary and the parking floor periphery.
- Details of any other uses proposed within the parking area / floor.
- No. of parking bays provided (4 wheeler and 2-wheeler), separately showing single parking, double parking (one behind the other and one above the other – mechanical parking) and automatic parking devices adopted such as car lift etc. (along with the approval of the agencies notified by the Government), as applicable.
- Area Calculation and use Distribution for Multi-level Car Parking Buildings

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**  
Officer on Special Duty & Ex-Officio  
Deputy Secretary to Government.